

I-40 Frontage Land For Sale

I-40 Frontage Rd SW, Tract 203 Albuquerque, NM 87068
Adjacent to Upcoming I-40 Exit & Santolina Industrial & Business Park



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PROPERTY SUMMARY



I-40 FRONTAGE RD SW

Available: 3.62 Acres
Price: \$348,000
Per Acre: \$96,132
Total SF: 157,687
Price per SF: \$2.21
Zoning: A-1
Flood Zone: X



Situs Address: US HIGHWAY 66 ALBUQUERQUE NM 87068
Legal Description: TR 203 ROW 1 UNIT 8 WEST OF WESTLAND
LESS POR TO R/W CONT 3.62 AC
Acres: 3.62
Tax Year: 2020
[View Additional Details](#)



FEATURES

- Adjacent to upcoming Santolina Industrial & Business Park Entrance
- Near turn for Cerro Colorado Landfill, Sandia Speedway, & the Metropolitan Detention Center
- Electrical & communications at corner, just yards from the property
- Planned I-40 exit at Cerro Colorado/Shelly Road
- I-40 VPD 28,300



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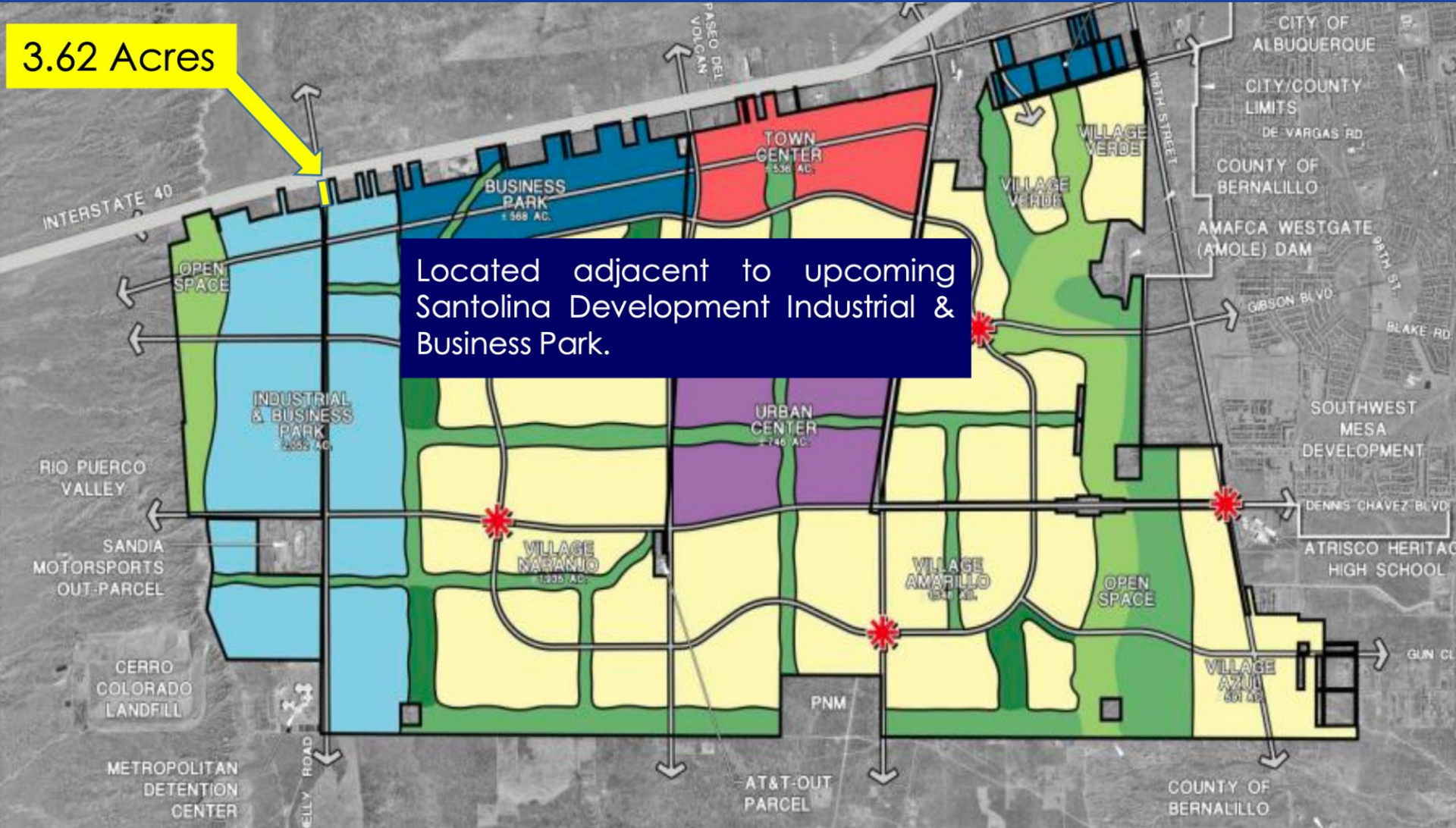
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SITE SUMMARY

3.62 Acres

Located adjacent to upcoming Santolina Development Industrial & Business Park.



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TRADE AREA

Trade Area Highlights:

- 28,30000 VPD on I-40
- Located at the future I-40 exit at Shelly Road. West Central Avenue welcomes eastbound I-40 traffic to Albuquerque.
- Near new Amazon Fulfillment Center, Tempur-Pedic, Shamrock Foods and Freightliner.
- Adjacent to planned Santolina Industrial & Business Park Development.



**13,850 Acre
Santolina Development**



I-40 VPD 28,300
Route 66, Central Avenue VPD 10,400



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DEMOGRAPHICS



The Albuquerque metro area's population totals 908,252 residents. Historically, the area has grown at a steady pace of 1-2 percent per year. The city is one of the most culturally diverse in the nation.

COMMUTE TIMES

Despite the growth of the Albuquerque area, commute times are very reasonable, thus enhancing the work/life balance valued by many. Albuquerque was ranked the 13th best commute city in the nation. Approximately 69 percent of Albuquerque metro residents have a commute time of 29 minutes or less with the average commute time of 26 minutes.

Proximity	1 Mile	3 Miles	5 Miles
Total Population	16,726	153,065	346,895
Households	9,225	123,342	279,594
Average Household Income	\$56,045	\$48,641	\$55,224



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LOCATION OVERVIEW: ALBUQUERQUE, NM



Visiting Albuquerque allows you to experience the authentic Southwest. As one of the oldest cities in the United States, Albuquerque boasts a unique multicultural history and heritage. Native American, Hispanic & Latino, Anglo and other cultural influences are a part of everyday life. You will always know you're someplace special, whether you're eating at one of our traditional New Mexican restaurants, shopping at one of the thousands of shops and galleries around town, enjoying our world-class visual and performing arts, or playing on the best golf courses in the Southwest. Nowhere is the confluence of past and present more dramatic than here in Albuquerque, where the modern city skyline is set against a backdrop of the stunning Sandia Mountains and an endless, timeless blue sky.

When visiting Albuquerque, you'll find its spectacular weather—with 310 days of sunshine—perfect for outdoor activities, including biking, skiing and hiking. Our incomparable weather and scenery also make Albuquerque the hot air ballooning capital of the world. Balloons dot our clear blue skies throughout the year, revealing a myriad of colors.

At night, Albuquerque is bathed in the glow of neon signs, relics of the city's role along historic Route 66. Locals and visitors enjoy kicking up their heels in our bustling downtown entertainment district, taking in a show by one of our international theater and dance companies, and visiting the many casinos surrounding the metropolitan area. (Courtesy of: www.visitalbuquerque.org)



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